



Brookwood Park

KIRKHAM





WELCOME TO

Brookwood Park

We are delighted to introduce a beautiful development of new homes to Kirkham.

'Brookwood Park' is an executive development of 2, 3, 4 and 5 bedroom properties, superbly finished to a high specification.

Renowned for our stunning street scenes, Brookwood Park boasts a stylish mix of attractive exterior finishes, complemented by thoughtfully designed interiors.



Brookwood Park





STORY HOMES AT

Brookwood Park

KIRKHAM

Story Homes is an award winning house builder, building throughout the North West, the North East and Scotland. We have an enviable reputation for building quality, high specification homes in sought after locations

Buying a home is one of the most important decisions you will ever make and with nearly 30 years of experience in the industry, Story Homes can confidently offer you a quality house buying journey, from start to finish. We have a large and varied portfolio of fantastic properties and a design ethos that ensures traditional architecture and stylish interiors blend effortlessly together. It goes without saying that we use quality materials throughout, and although we have grown geographically, we retain the same family values we've always had.

As well as being designed and built to exacting standards, the level of care and finish is very much evident with a Story Home; you can be assured that it has very high standards of design, specification and quality, has low environmental impact and that you will enjoy an exceptional customer experience. For extra peace of mind, within the 10 year warranty all new homes receive, Story Homes operates a two year policy with dedicated Customer Service teams on hand to deal with enquiries quickly and effectively.

Brookwood Park perfectly demonstrates Story Homes' exceptional attention to detail, both in building in places where people want to live and creating homes you are proud to call your own.



Images show: (top left and right) Arundel, Mayfair and Taunton (bottom image)





A DELIGHTFUL AREA

Brookwood Park

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There are so many reasons to delight in Brookwood Park, where the lifestyle is relaxed, yet perfectly placed for getting around

This area of Fylde is rich in countryside and within easy reach of coastal resorts and pleasant villages, offering the ideal combination of rural and city living. Situated in the heart of the county and just 2 miles from Kirkham town centre, Brookwood Park is perfectly positioned between Blackpool and Preston and provides an excellent commuter base for the North West. Both the M55 and M6 motorways are close by and Kirkham and Wesham railway station is also near to the development allowing easy access to Blackpool and Preston, and from there, the West Coast mainline.

Kirkham itself is a small yet charming town located amongst lovely villages and beautiful countryside. It is a historic town, granted a market charter in 1296, and had a church which dated back to 640 AD, where the nineteenth century Parish Church now stands. Kirkham is regarded as the unofficial capital of the market gardening community and, unsurprisingly, with its beautiful floral beds, Kirkham & Wesham have been very successful in the National Britain in Bloom Competition. The ancient Fish Stones stand in the market square and is used for the weekly market.

Both Kirkham and the surrounding area boasts excellent educational facilities including a good selection of nursery, primary and secondary schools, including Kirkham Grammar School.





PERFECTLY PLACED

Brookwood Park

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Whatever you want to see or do, it's all just a stone's throw away from Brookwood Park.

The lovely seaside town of Lytham St Anne's sits a few miles from the development, offering excellent facilities including many water sports activities at Fairhaven Lake. The town offers quirky and designer shops, numerous restaurants and independent pubs and has a vibrant cafe culture and a beautiful sea front.

For some R&R, Ribby Hall Village Spa Hotel is minutes from the development. Nestled in more than 100 acres of beautiful Lancashire countryside, it offers one of the most extensive collections of spa treatments, therapies and well-being services in the North West, while also having a restaurant, cafe and Hotel, plus an equestrian centre and a great play area for children. And for those whose passion is golf, the Royal Lytham and St. Anne's golf course - host of the Ryder Cup and British Open - is within easy reach too.

Discover 803 sq km of rural Lancashire and North Yorkshire in The Forest of Bowland. Designated as an Area of Outstanding National Beauty in 1964, Bowland provides some of the most peaceful and remote walking, riding and cycling in the country.

Preston is a charismatic University city with plenty of things to see and do. The cosmopolitan city of Manchester is around an hour from Brookwood Park and delights in everything you'd expect from the 'capital city of choice after London' (BBC poll).

And for some of the most beautiful scenery in the north, head to the internationally renowned Lake District which is only an hour and a half away.





STYLISH DESIGNS

Brookwood Park

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As well as enjoying a delightful location, Brookwood Park brings a superb range of 2, 3, 4 and 5 bedroom homes to the area

Whether you're looking for your first home, wanting to move to a larger family home or even downsizing, our range of property types - and there's 13 at Brookwood Park - are sure to inspire you.

Kitchens here are spacious (and include 'A' rated AEG/Electrolux appliances), usually with room for a breakfast table that lead to welcoming living areas. Our bathrooms and en suites provide a relaxing environment to escape to at the end of a busy day, boasting contemporary sanitary-ware and extensive tiling. French doors in most properties allow the living space to be continued with easy access to a patio and fully turfed garden, effectively extending the usable space for you and your family to enjoy.

Whether it is family living or entertaining, at Brookwood Park you will love the sense of space created by our open plan layouts and the natural light that floods into your new home.



Brookwood Park

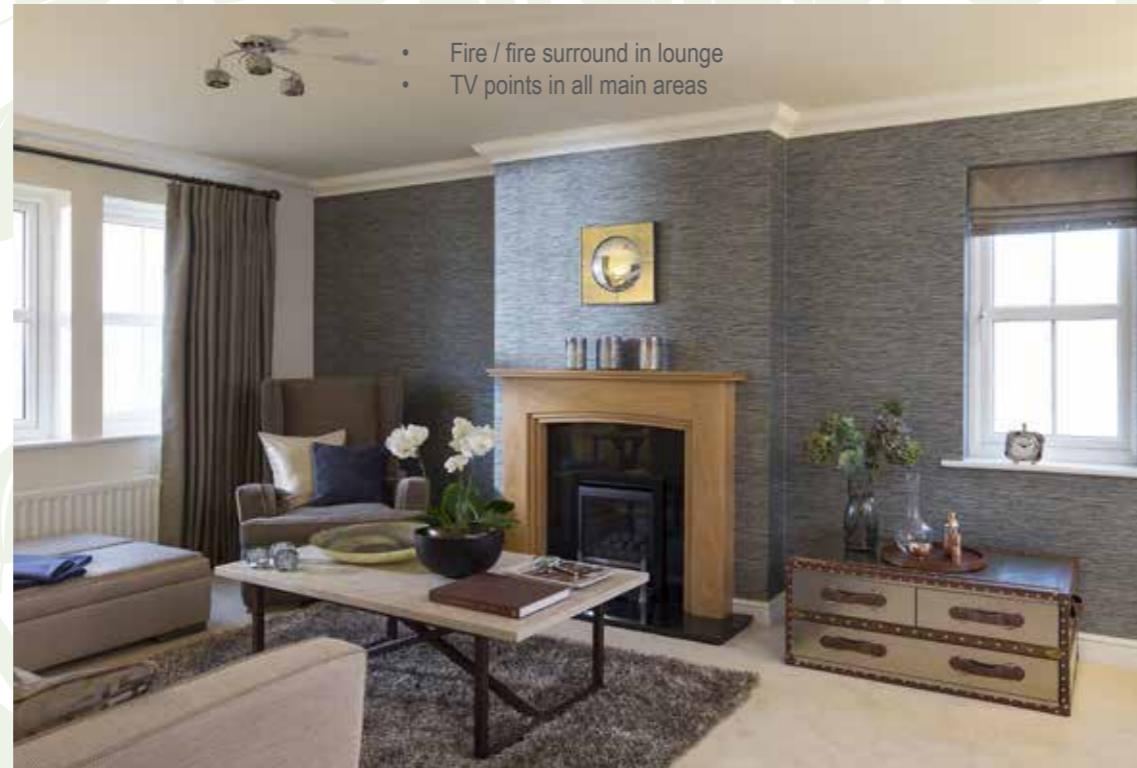


At Story Homes we pride ourselves on our houses boasting attractive exteriors and well considered and planned interiors, but it doesn't stop there. Features include - and for which we don't charge you extra are highlighted below:*

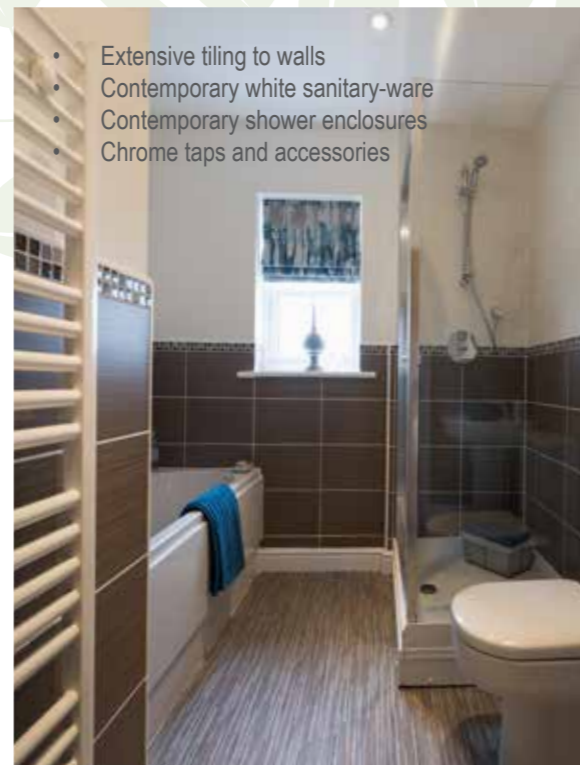
Please compare us with other house builders as they may charge you extra for some of these items.



- French doors
- Paved patio
- 1.8m privacy fence
- Turfed gardens to the front and rear



- Fire / fire surround in lounge
- TV points in all main areas



- Extensive tiling to walls
- Contemporary white sanitary-ware
- Contemporary shower enclosures
- Chrome taps and accessories



- American white oak effect doors
- Chrome ironmongery
- Stained oak effect staircase/bannister

ALSO INCLUDED:

- 100% low energy lighting and smoke, heat and CO detectors
- Burglar alarm
- Large block paved driveway (whether you have a garage or not)

A HIGH SPECIFICATION

Brookwood Park



- LED pelmet lighting
- Chrome down-lighters
- Soft close kitchen doors
- Extractor fan
- Stainless steel double oven and hob
- Integrated dishwasher
- Integrated fridge/freezer
- 1.5 bowl, stainless steel inset sink

*Majority of plots. Please check individual plot specification with Sales Executive.

SUSTAINABILITY AT

Brookwood Park

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Community



Health, Safety & Environment



Marketplace



Workplace

Since 1987 Story Homes has been run as a sustainable business and as a company we are committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable developments are always high on our agenda. As well as being sustainable, our homes will save you money*, plus you'll be helping the environment as a new build property is greener and more economical to run than an older property as it uses less energy and produces significantly lower CO2 emissions. In addition, Brookwood Park has been awarded Level three status in the Code for Sustainable Homes.

Each home is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,312 per year.*

Lower running costs include:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% homes fitted with energy efficient lighting.

We create sustainable communities ensuring:

- Close proximity to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
- Safe public spaces and pedestrian routes.

Over 94% of site generated waste is recycled. In addition we've planted hundreds of trees as well as safeguarding hundreds of others too!

*New homes built to current regulations could halve your fuel bills e.g. a 4 bedroom detached new home could be 55% cheaper to run, saving up to £1,312 p.a. (SOURCE: NHBC Foundation and Zero Carbon Hub.)



96% of our buyers would recommend us to a friend



AWARD WINNING



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For the second year running Story Homes has secured a top 'Five Star' rating in the house building industry's annual customer satisfaction survey. The score is the highest possible result, with Story Homes scoring higher than many of our competitors.

A Five Star rating is judged upon results from customers, revealing that 96% (92% last year) new Story Home buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

Customer satisfaction has always been a key strength for Story Homes and we regularly receive fantastic feedback from our customers which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer care.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction with 95% of our buyers happy to recommend us to a friend.



Site plan

Key to house types



	Mayfair 5 Bedroom Detached Integral Double Garage		Hastings 3 Bedroom Semi-Detached Detached Single Garage/Driveway Parking
	Balmoral 4 Bedroom Detached Integral Single Garage		Chester 3 Bedroom Semi-Detached Driveway Parking
	Taunton 4 Bedroom Detached Integral Single Garage		Chester 3 Bedroom Detached Detached Single Garage/Driveway Parking
	Arundel 4 Bedroom Detached Detached Single Garage		Rowan 3 Bedroom Semi-Detached Driveway Parking
	Warwick 4 Bedroom Detached Integral Single Garage		Epsom 2 Bedroom Semi-Detached Driveway Parking
	Durham 4 Bedroom Detached Integral Single Garage		Hawthorn 2 Bedroom Terrace Driveway Parking
	Wellington 4 Bedroom Detached Integral Single Garage		Altrincham 2 Bedroom Apartment Allocated Parking



Story Homes reserve the right to amend and update the specification or layout without prior notification. The dimensions given are approximate only (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. External finishes may vary from those shown and should be verified with Sales Executive on site. Images shown are representative of Story Homes' developments.



The Mayfair

5 Bedroom Detached with Integral Double Garage
Approximate square footage: 1,905 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3675 x 5530 [12'-1" x 18'-2"]
Kitchen: 3630 x 3706 [11'-11" x 12'-2"]
Dining / Family Room:
3375 x 5425 [11'-1" x 17'-10"]
Study: 2593 x 2231 [8'-6" x 7'-4"]
Utility: 3326 x 2231 [10'-11" x 7'-4"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:
4393 x 5118 [14'-5" x 16'-10"]
Bedroom 2: 3429 x 3484 [11'-3" x 11'-5"]
Bedroom 3: 2466 x 3915 [8'-1" x 12'-10"]
Bedroom 4: 2466 x 3915 [8'-1" x 12'-10"]
Bedroom 5: 3417 x 2881 [11'-3" x 9'-6"]



The Balmoral

4 Bedroom Detached with Integral Single Garage
Approximate square footage: 1,724 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3987 x 5165 [13'-1" x 16'-11"]
Kitchen / Breakfast:
5993 x 3042 [19'-8" x 10'-0"]
Dining: 3267 x 3828 [10'-9" x 12'-7"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:
4989 x 3610 [16'-5" x 11'-10"]
Bedroom 2: 4990 x 3610 [16'-5" x 11'-10"]
Bedroom 3: 4325 x 3754 [14'-2" x 12'-4"]
Bedroom 4: 3255 x 4041 [10'-8" x 13'-3"]



The Taunton

4 Bedroom Detached with Integral Single Garage
 Approximate square footage: 1,592 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 4055 x 5670 [13'-4" x 18'-7"]
 Kitchen / Breakfast:
 6692 x 3635 [22'-0" x 11'-11"]
 Dining: 3321 x 3635 [10'-11" x 11'-11"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:
 3190 x 6115 [10'-6" x 20'-1"]
 Bedroom 2: 4055 x 3156 [13'-4" x 10'-4"]
 Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]
 Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]



The Arundel

4 Bedroom Detached with Detached Single Garage
 Approximate square footage: 1,440 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 7205 [12'-2" x 23'-8"]
 Kitchen / Dining:
 3776 x 7205 [12'-5" x 23'-8"]
 Utility: 2235 x 1668 [7'-4" x 5'-6"]

FIRST FLOOR DIMENSIONS:

Master Bedroom:
 3334 x 4010 [10'-11" x 13'-2"]
 Bedroom:2: 3715 x 3221 [12'-2" x 10'-7"]
 Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]
 Bedroom 4: 3324 x 2405 [10'-11" x 7'-11"]



The Warwick

4 Bedroom Detached with Integral Single Garage
 Approximate square footage: 1,402 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3830 x 4750 [12'-7" x 15'-7"]
 Kitchen / Breakfast: 6305 x 3880 [20'-8" x 12'-9"]
 Dining: 3000 x 3130 [9'-10" x 10'-3"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3830 x 3509 [12'-7" x 11'-6"]
 Bedroom 2: 3727 x 2949 [12'-3" x 9'-8"]
 Bedroom 3: 3183 x 2948 [10'-5" x 9'-8"]
 Bedroom 4: 2738 x 3933 [9'-0" x 12'-11"]



The Durham

4 Bedroom Detached with Detached Single Garage
 Approximate square footage: 1,334 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3605 x 4867 [11'-10" x 16'-0"]
 Kitchen / Dining: 7655 x 3050 [25'-2" x 10'-0"]

GROUND FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4901 [11'-10" x 16'-1"]
 Bedroom 2: 2800 x 3780 [9'-2" x 12'-5"]
 Bedroom 3: 2667 x 3535 [8'-9" x 11'-7"]
 Bedroom 4: 2069 x 3085 [6'-9" x 10'-2"]



The Wellington

4 Bedroom Detached with Integral Single Garage
 Approximate square footage: 1,238 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3255 x 5315 [10'-8" x 17'-5"]
 Kitchen / Dining: 6415 x 2875 [21'-1" x 9'-5"]
 Utility: 1658 x 2875 [5'-5" x 9'-5"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3077 x 3945 [10'-1" x 12'-11"]
 Bedroom 2: 2830 x 3867 [9'-3" x 12'-8"]
 Bedroom 3: 3077 x 3595 [10'-1" x 11'-10"]
 Bedroom 4: 2607 x 3673 [8'-7" x 12'-1"]



The Chester

3 Bedroom Detached / Semi Detached with Detached Single Garage / Driveway Parking
 Approximate square footage: 1,031 sq ft (detached version shown)



GROUND FLOOR DIMENSIONS:

Lounge: 3028 x 5742 [9'-11" x 18'-10"]
 Kitchen / Dining: 2715 x 5743 [8'-11" x 18'-10"]
 Utility: 2175 x 1220 [7'-2" x 4'-0"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 2750 x 4450 [9'-0" x 14'-7"]
 Bedroom 2: 3174 x 3014 [10'-5" x 9'-11"]
 Bedroom 3: 3174 x 2614 [10'-5" x 8'-7"]



The Hastings

3 Bedroom Semi Detached with Detached Single Garage / Driveway Parking
Approximate square footage: 955 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3492 x 4792 [11'-6" x 15'-9"]
Kitchen / Dining: 5068 x 2785 [16'-8" x 9'-2"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3752 x 3261 [12'-4" x 10'-8"]
Bedroom 2: 2721 x 2820 [8'-11" x 9'-3"]
Bedroom 3: 2231 x 2820 [7'-4" x 9'-3"]



The Epsom

2 Bedroom Semi Detached with Driveway Parking
Approximate square footage: 711 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 4606 x 4213 [15'-1" x 13'-10"]
Kitchen: 2460 x 2393 [8'-1" x 7'-10"]
Dining: 2146 x 2093 [7'-1" x 6'-10"]

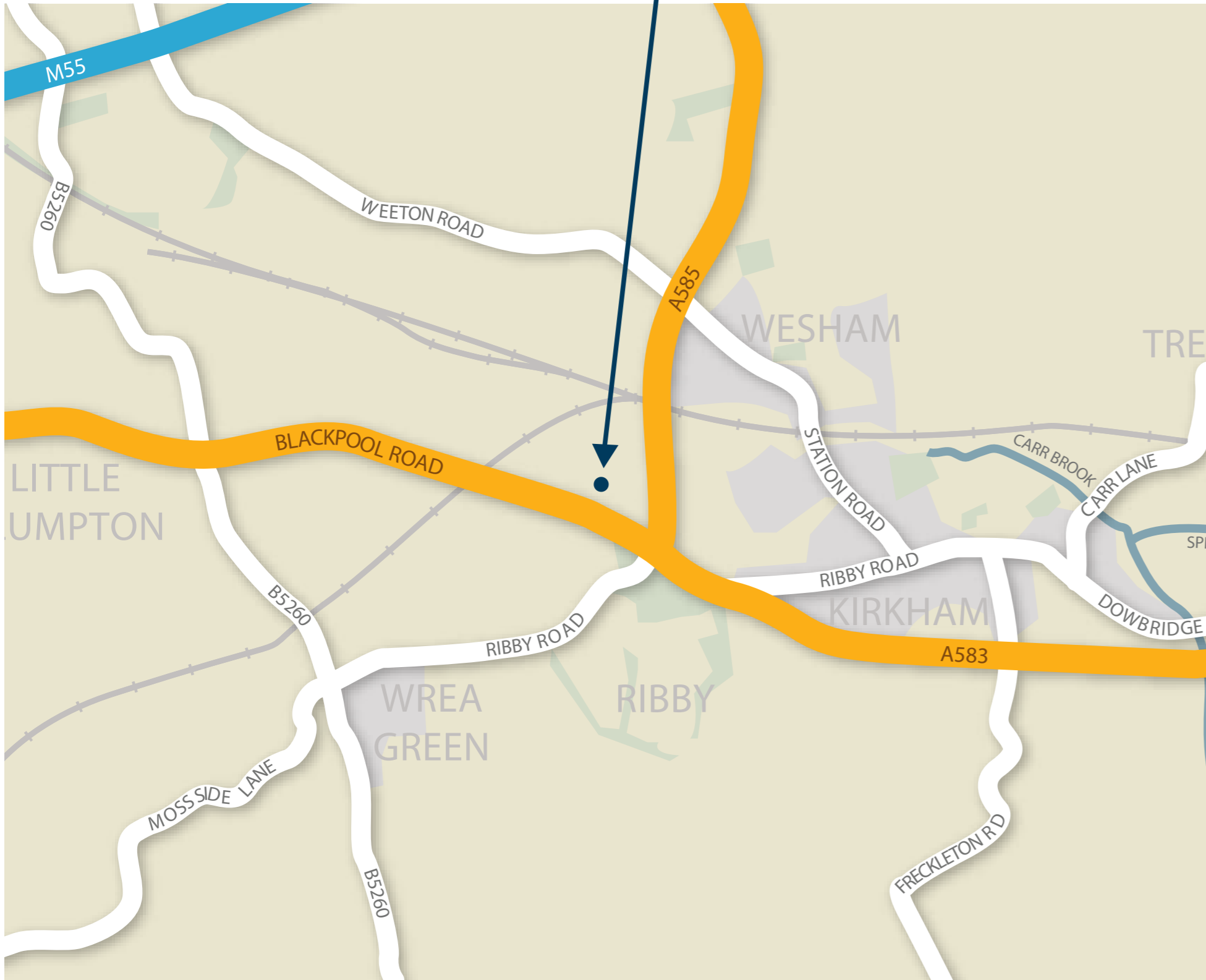
FIRST FLOOR DIMENSIONS:

Master Bedroom: 4606 x 3151 [15'-1" x 10'-4"]
Bedroom 2: 2481 x 3489 [8'-2" x 11'-5"]



How to find us

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